

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 21
R.O.W. CSJ: 0902-48-453
4627 EAST ROSEDALE STREET
LOT 3, BLOCK 19, MURRAY HILL ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 2,862 square foot tract of land situated in the J. Purvis Survey, Abstract No. 1228, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land as conveyed to Huong Dao Vipassana Bhavana Center Inc., by Deed, filed December 7, 2011, and recorded in Document No. D211295566 of the Deed Records of Tarrant County, Texas, being a portion of Lot 3, Block 19 of Murray Hill Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 63, Page 117 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner in the east line of a tract of land conveyed to David Leland George by deed recorded in Volume 9675, Page 645 of the Deed Records of Tarrant County, Texas, in the east line of Lot 2, Block 19 of said Murray Hill Addition, in the west line of said Huong Dao Vipassana Bhavana Center Inc. tract, in the west line of said Lot 3 and in the proposed north right-of-way line of East Rosedale Street;

THENCE North 89°34'43" East, along said proposed north right-of-way line of East Rosedale Street, for a distance of 146.90 feet to a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner marking the intersection of the proposed west right-of-way line of Edgewood Terrace and the proposed north right-of-way line of East Rosedale Street;

THENCE North 44°34'24" East, along the proposed west right-of-way line of Edgewood Terrace, for a distance of 21.21 feet to a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner in the east line of said Lot 3 and in the east line of said Huong Dao Vipassana Bhavana Center Inc. tract and marking the intersection of the existing west right-of-way line of Edgewood Terrace (called 30 foot right-of-way) and the proposed west right-of-way line of Edgewood Terrace;

THENCE South 00°25'56" East, along the existing west right-of-way line of Edgewood Terrace, the east line of said Lot 3 and the east line of said Huong Dao Vipassana Bhavana Center Inc. tract, for a distance of 32.46 feet to a point for corner marking the intersection of the existing west right-of-way line of Edgewood Terrace and the existing north right-of-way line of East Rosedale Street and the southeast corner of said Huong Dao Vipassana Bhavana Center Inc. tract;

THENCE South 89°54'44" West, along the existing north right-of-way line of East Rosedale Street and the south line of said Huong Dao Vipassana Bhavana Center Inc. tract, for a distance of 161.80 feet to a 1/2-inch iron rod found in the east line of said Lot 2 and in the west line of said Lot 3 and marking the southwest corner of said Huong Dao Vipassana Bhavana Center Inc. tract;

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CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

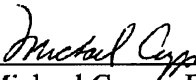
EXHIBIT "A"

THENCE North 00°46'56" West, along the east line of said Lot 2, the east line of said George tract, the west line of said Lot 3 and the west line of said Huong Dao Vipassana Bhavana Center Inc. tract, for a distance of 16.52 feet to the POINT OF BEGINNING and containing 2,862 square feet or 0.0657 acres of land, more or less.

Basis of Bearings is Texas State Plane Coordinate System, NAD 83(2011), North Central Zone (4202).

Note: A plat of even survey date herewith accompanies this description.

I, Michael Cuzzo, a Registered Professional Land Surveyor, in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

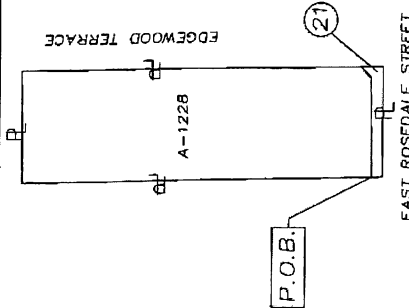


Michael Cuzzo, R.P.L.S. 05/12/14
Texas Registration No. 5693

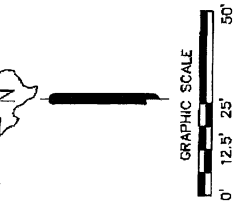
ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243
Ph. 214-739-3152



Exhibit "B"
Page 1 of 1
J. PURVIS SURVEY
ABSTRACT NO. 1228



LINE	BEARING	DISTANCE
L1	N 89°34'43" E	146.90'
L2	N 44°34'24" E	21.21'
L3	S 00°25'56" E	32.46'
L4	S 89°54'44" W	161.80'
L5	N 00°46'56" W	16.52'



CITY OF
FORT WORTH

Lot 3, Block 19
Murray Hill Addition
V. 63, P. 117
P.R.T.C.T.

Huong Dao Vipassana
Bhavana Center, Inc.
Instr. No. D211295566
12-07-2011
D.R.T.C.T.

Lot 1
C.S. Devoli's Addition
V. 388, P. 51
P.R.T.C.T.

Huong Dao Vipassana Bhavana Center, Inc.
Instr. No. D211295566
12-07-2011
D.R.T.C.T.

Lot 2, Block 19
Murray Hill Addition
V. 63, P. 117
P.R.T.C.T.

David Leland George
Volume 9675, Page 645
D.R.T.C.T.
08-15-1989

SET AD**
STA. 43+78.81
OFFSET 50.00' (L)
N = 6952117.539
E = 2351944.107

P.O.B.

SET AD**
STA. 42+31.91
OFFSET 50.00' (L)
N = 6952116.459
E = 2351797.213

ROW Take
V. 1285, P. 237
03/24/1936
D.R.T.C.T.

SET AD**
STA. 43+93.80
OFFSET 65.00' (L)
N = 6952132.649
E = 2351958.994

ROW Take
V. 1251, P. 240
05/23/1935
D.R.T.C.T.

EAST ROSEDALE STREET
(called VARIABLE ROW)

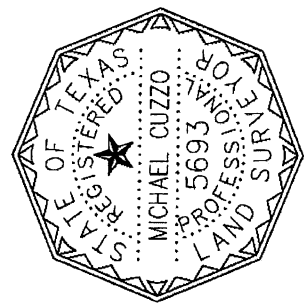
"PK" nail frnd.

2,862 SQ.FT.

ROW Take
V. 1285, P. 237
03/24/1936
D.R.T.C.T.

- EXISTING ROADWAY INTERNAL BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- = 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "A.R.S." SET
- AD = CAPPED IRON ROD SET
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202)
- ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TAPOD COMBINED SCALE FACTOR OF 1.00012.

A PLAT OF A SURVEY OF
PARCEL 21
FOR EAST ROSEDALE STREET
RIGHT OF WAY CSJ 0902-48-453
A 2,862 SQ.FT. [0.0657 AC.]
TRACT OF LAND IN THE
J. PURVIS SURVEY
ABSTRACT NUMBER 1228
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
MAY 12, 2014



Michael Guzzo
MICHAEL GUZZO, R.P.S. No. 5693 05/12/14

Lot: 21 , Block: S, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station	Offset
1078			6952116.459	2351797.213	4231.91	-50.00
	N 89°34'43" E	146.90				
1086			6952117.539	2351944.107	4378.81	-50.00
	N 44°34'24" E	21.21				
1087			6952132.649	2351958.994	4393.80	-65.00
	S 00°25'56" E	32.46				
1088			6952100.192	2351959.238	4393.81	-32.54
	S 89°54'44" W	161.80				
1089			6952099.945	2351797.439	4232.01	-33.48
	N 00°46'56" W	16.52				
1078			6952116.459	2351797.213	4231.91	-50.00

Closure Error Distance> 0.0000

Total Distance> 378.88

Area: 2862 Sq. Feet, 0.0657 Acres